| 007.0 | 0001 | 0012.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 843,600 / 843,600 |
| | | | | | USE VALUE: | 843,600 / 843,600 |
| | | | | | ASSESSED: | 843,600 / 843,600 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 169 | | BROOKS AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | CRIMMINS ELIZABETH E |
| Owner 2: | CURLEY DENISE M |
| Owner 3: | |
| Street 1: | 169 BROOKS AVE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | CYR LINDA/COREY RONALD W - |
| Owner 2: | WRONA NANCY - |
| Street 1: | 169 BROOKS AVE |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 4,970 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 1842 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 4970.000 | 384,400 | 3,900 | 455,300 | 843,600 |
| Total Card | 0.114 | 384,400 | 3,900 | 455,300 | 843,600 |
| Total Parcel | 0.114 | 384,400 | 3,900 | 455,300 | 843,600 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 458.08 | /Parcel: 458.0

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 6200
**GIS Ref**
**GIS Ref**
**Insp Date** 11/03/17

!668!

## PREVIOUS ASSESSMENT

Parcel ID 007.0-0001-0012.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 384,500 | 3900 | 4,970. | 455,300 | 843,700 | 843,700 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 285,200 | 3900 | 4,970. | 483,700 | 772,800 | 772,800 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 284,100 | 2500 | 4,970. | 352,800 | 639,400 | 639,400 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 284,100 | 2500 | 4,970. | 307,300 | 593,900 | 593,900 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 284,100 | 2500 | 4,970. | 261,800 | 548,400 | 548,400 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 269,100 | 2500 | 4,970. | 256,100 | 527,700 | 527,700 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 269,100 | 2500 | 4,970. | 210,600 | 482,200 | 482,200 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 269,100 | 2500 | 4,970. | 200,300 | 471,900 | 471,900 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 16:24:47 |

## LAST REV

| Date | Time |
|---|---|
| 01/24/18 | 14:55:16 |

apro

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 668

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| CYR LINDA/COREY | 52054-205 | | 1/6/2009 | | 472,500 | No | No | | |
| | PR453-184 | | 1/1/1901 | Family | | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 6200 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 12/11/2009 | 1248 | Redo Kit | 37,400 | | | | | DEMO KIT/REDESIGN |
| 1/22/2009 | 43 | Redo Bat | 8,850 | | | | | |
| 7/31/1995 | 442 | Manual | 3,625 | | | | | REPLACE SHINGLES |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/3/2017 | MEAS&NOTICE | HS | Hanne S |
| 4/30/2009 | Entry Denied | 372 | PATRIOT |
| 9/22/1999 | Meas/Inspect | 264 | PATRIOT |
| 8/23/1993 | | EK | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 4970 | | Sq. Ft. | Site | | 0 | 80. | 1.15 | 1 | | | | | | | | | 455,280 | | | | | | 455,300 | |

Total AC/HA: 0.11410 | Total SF/SM: 4970 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 455,280 | Spl Credit | Total: 455,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 1T - 1 & 3/4 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BROWN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1927 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G11 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | 1 | Rating: | Very Good |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GV - Good-VG | 10. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 10.8 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.32221508 |
| Const Adj.: | 0.98000199 |
| Adj $ / SQ: | 168.451 |
| Other Features: | 106000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 430963 |
| Depreciation: | 46544 |
| Depreciated Total: | 384419 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 7 | | BRs: 3 | | Baths: 1 | | | | | HB 1 | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

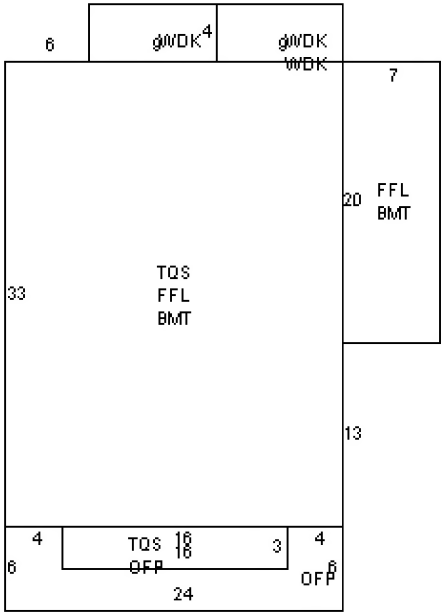
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| Totals | | | |
| 1 | 7 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 168.45 |
| Special Features: | 0 | Val/Su Net: | 139.99 |
| Final Total: | 384400 | Val/Su SzAd | 246.09 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 932 | 60.390 | 56,283 |
| FFL | First Floor | 932 | 168.450 | 156,996 |
| TQS | 3/4 Story | 630 | 168.450 | 106,124 |
| OFP | Open Porch | 144 | 27.400 | 3,945 |
| WDK | Deck | 108 | 14.950 | 1,615 |
| | Net Sketched Area: | 2,746 | Total: | 324,963 |
| Size Ad | 1562 | Gross Are | 2956 | FinArea 1842 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 30 | C | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 007.0-0001-0012.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 10X20 | F | FR | 1960 | 24.75 | T | 50 | 101 | | | 2,500 | | | 2,500 |
| 19 | Patio | D | Y | 1 | 20X24 | A | AV | 2010 | 3.03 | T | 7.2 | 101 | | | 1,400 | | | 1,400 |

| More: | N | Total Yard Items: | 3,900 | Total Special Featues: | | Total: | 3,900 |
|---|---|---|---|---|---|---|---|